No.	Revision / Issue	Date
J	PC Corrections	03-26-13
K	PC Corrections	06-06-13
L	PC Corrections	07-01-13
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A	Lease Exhibit	05-31-11
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G	100% Final ZD	01-03-13
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I	ZD Revision	01-29-13

AT&T

SD0735 BALBOA PARK GOLF COURSE

2101 PERSHING DRIVE, SAN DIEGO, CA 92101

LEGAL DESCRIPTION

SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

CENSUS TRACT: 06073005052
MAP PAGE-GRID: 55 C3/2250 H3
LOT 1144 1037.7% AC M/L IN
LOT: 1144

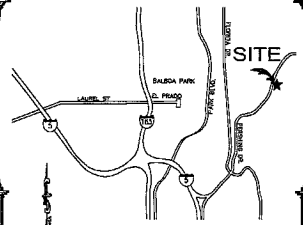
ALL OF PUEBLO LOT NO. 1037 OF THE PUEBLO LANDS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY JAMES PASCOE IN 1870 AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON NOVEMBER 14, 1921 AS MISCELLANEOUS MAP NO. 36.

DIRECTIONS TO SITE

DIRECTIONS TO SITE FROM AT&T OFFICE:

1. START OUT GOING WEST ON TRADE ST. TOWARD CAMINO SANTA FE.
2. TURN LEFT ONTO CAMINO SANTA FE.
3. TURN RIGHT ONTO MIRAMAR RD.
4. STAY STRAIGHT TO GO ONTO LA JOLLA VILLAGE DR.
5. MERGE ONTO I-805 S.
6. MERGE ONTO CA-15 S VIA EXIT 14 TOWARD CA-94 W/FT L KING FR FWY.
7. MERGE ONTO CA-94 W.
8. TAKE THE 28TH STREET EXIT, EXIT 1C.
9. TURN RIGHT ONTO 28TH ST.
10. TURN LEFT ONTO GOLF COURSE DR.
11. 2101 PERSHING DR. IS ON THE RIGHT.

VICINITY MAP



CLIENT APPROVALS

RF INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

A/E MANAGER INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

TITLE 24 COMPLIANCE

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

EXCEPTION TO SECTION 10-103

THIS PROJECT HAS LESS THAN 1,000 SQ. FT. OF CONDITIONED SPACE AND HAS AN OCCUPANT LOAD OF LESS THAN 49 PERSONS AND IS EXEMPT FROM THE DOCUMENTATION REQUIREMENTS OF SECTION 10-103 OF 2005 BEES.

SIGNED _____

LICENSED ARCHITECT MITCHELL J. CAMPBELL No. C20355 REN 3-31-15 STATE OF CALIFORNIA

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2009 NATIONAL ELECTRICAL CODE (NEC)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

OPERATING FREQUENCIES			
	LTE	GSM	UMTS
Tx	704.0 – 716.0 MHz	880.2 – 891.4 MHz 1950.0 – 1952.4 MHz	869.2 – 874.6 MHz 874.6 – 879.8 MHz 1945.0 – 1950.0 MHz 1970.0 – 1980.0 MHz
Rx	734.0 – 746.0 MHz	845.2 – 846.4 MHz 1870.0 – 1872.4 MHz	824.2 – 829.4 MHz 829.5 – 834.8 MHz 1865 – 1869.8 MHz 1950.2 – 1969.8 MHz
MAX EIRP			700 MHz: 500 WATTS 850 MHz: 54 1900 MHz: 54.5 WATTS

PROJECT SUMMARY

SITE NAME
BALBOA PARK GOLF COURSE

SITE NUMBER
SD0735

SITE ADDRESS
2101 PERSHING DRIVE
SAN DIEGO, CA. 92101

APPLICANT
AT&T WIRELESS SERVICES
7337 TRADE STREET
3RD FLOOR
SAN DIEGO, CA 92121

AT&T PROJECT MANAGER
KEVIN TAGEE
7337 TRADE STREET
3RD FLOOR
SAN DIEGO, CA 92121

TELECOMMUNICATION CARRIERS
SPRINT IS CURRENTLY LOCATED ON SUBJECT PROPERTY.

PROPERTY OWNER
CITY OF SAN DIEGO
C/O REAL ESTATE ASSETS DEPARTMENT
1200 THIRD AVE., SUITE 1700
SAN DIEGO, CA 92101

JURISDICTION:
CITY OF SAN DIEGO

A.P.N.
534-452-03-00

PROJECT DESCRIPTION:

PROPOSED INSTALLATION OF AN AT&T WIRELESS CARRIER FACILITY CONSISTING OF:

- (12) 8'-0" ANTENNAS MOUNTED ON PROPOSED FENCE POSTS
- (4) RADIO CABINETS
- (1) POWER CABINET
- (1) BATTERY CABINET
- (1) TRANSFORMER
- (1) 250 S.F. EQUIPMENT AREA
- (24) REMOTE RADIO UNITS
- (2) TMO GPS ANTENNAS
- (12) SURGE SUPPRESSORS

GEOGRAPHIC COORDINATES (NAD 83)		
SECTOR	LATITUDE	LONGITUDE
ALPHA	32°43'47.472"	117°09'27.196"
BETA	32°43'44.955"	117°09'30.015"
GAMMA	32°43'46.473"	117°09'28.375"

CONSULTANT TEAM

ARCHITECTS
MITCHELL J. ARCHITECTURE
4363 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-9330
FAX: (858) 650-3140

CONTACT : JD NEWMAN (PROJECT MANAGER)

PROJECT MANAGER
BLACK & VEATCH
10961 WILLOW CREEK ROAD
SUITE 250
SAN DIEGO, CA 92131

CONTACT:
JAMES O'FALLET
(858) 603-7847

PLANNING
PLANCOM, INC.
302 STATE PLACE
ESCONDIDO, CA 92029

CONTACT:
RODNEY PHLUGNER
(619) 200-2260

SURVEYOR
JRN CIVIL ENGINEERS INC.
232 AVENIDA FABRICANTE,
SUITE 107
SAN CLEMENTE, CA 92672

CONTACT:
JIM NEEDHAM
(949) 248-4686

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
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A-100	SITE PLAN AND NOTES
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A-102	ENLARGED ANTENNA LAYOUT PLAN
A-201	EXTERIOR ELEVATIONS-ANTENNAS
A-202	EXTERIOR ELEVATION-EQUIPMENT ENCLOSURE
D-501	EQUIPMENT DETAILS
D-502	EQUIPMENT DETAILS
LDP-1.0	LANDSCAPE DEVELOPMENT PLAN
C-1	BOUNDARY SURVEY

MCMXCVII

Title Sheet, Project Information & Vicinity Map

architecture Mitchell J architecture

MITCHELL J. ARCHITECTURE, INC. 4363 Ronson Court, Suite N San Diego, CA 92111 (858) 650-9330 (tel) (858) 650-3140 (fax)

AT&T

BALBOA PARK GOLF COURSE
SD0735
2101 PERSHING DRIVE
SAN DIEGO, CA 92101

LICENSED ARCHITECT MITCHELL J. CAMPBELL No. C20355 REN 3-31-15 STATE OF CALIFORNIA

Project	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

G-001

LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
NON MOST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
2101 PERSHING DRIVE, SAN DIEGO CA, 92101
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL – STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS.
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES.
- CONSERVE NATURAL AREAS.
- MINIMIZE STORM DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE MATERIAL.
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM.
- PRESERVE EXISTING NATIVE TREES AND SHRUBS.
- PROTECT ALL SLOPES FROM EROSION.

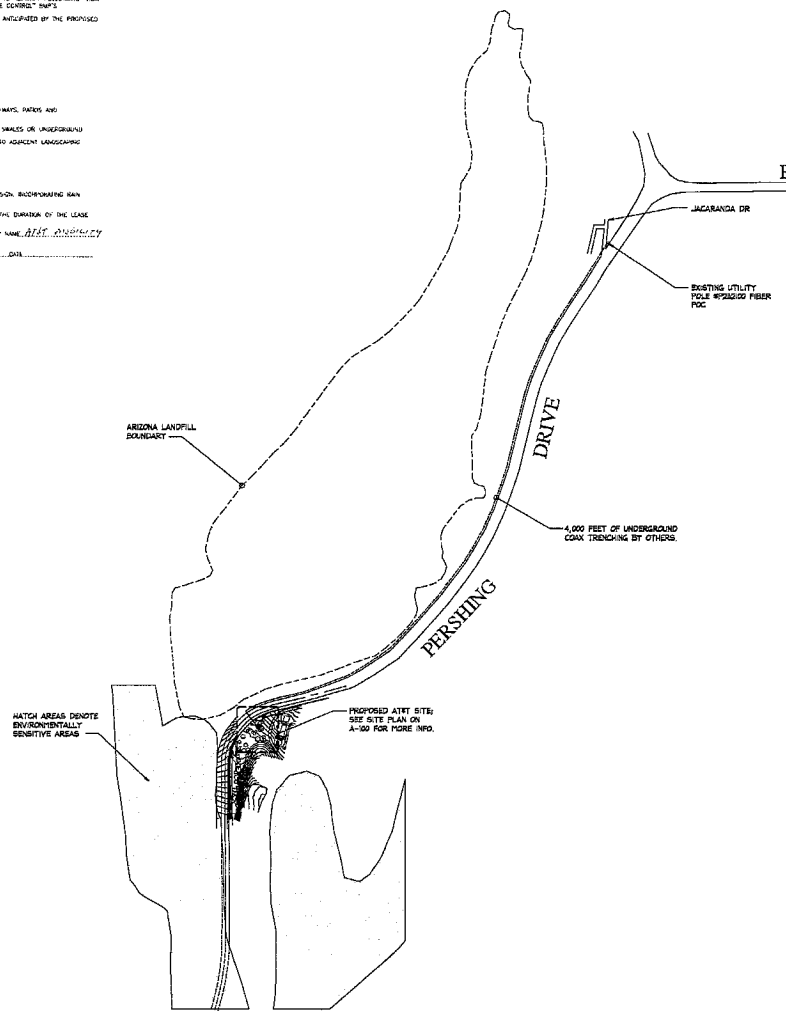
ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES.
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, BIOREMEDIATING RAIN GUTTER DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE

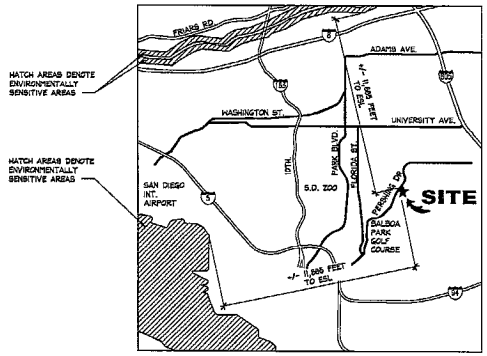
PRINT NAME: KEVIN C. BELMER COMPANY NAME: AT&T MOBILITY
(PRINT NAME)

SIGNATURE: [signature] DATE:
(SIGNATURE)



SITE DEVELOPMENT NOTES:

- THIS PROJECT IS WITHIN 1000 FEET OF THE ARIZONA STREET LANDFILL. IT IS ABOUT 200 FEET AWAY FROM THE SOUTHERN-MOST AREA OF THE LANDFILL ON THE OTHER SIDE OF PERSHING DRIVE. SINCE THE PROJECT APPEARS TO INCLUDE TRENCHING AND DIGGING, THE CONTRACTOR NEEDS TO SUBMIT A COMMUNITY HEALTH AND SAFETY PLAN (CHSP) TO THE LEA FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A COMMUNITY HEALTH AND SAFETY PLAN (CHSP) TO THE DEVELOPMENT SERVICES DEPARTMENT – LOCAL ENFORCEMENT AGENCY FOR REVIEW AND APPROVAL. THIS IS REQUIRED BECAUSE THE PROJECT IS WITHIN 1,000 FEET OF THE ARIZONA STREET LANDFILL AND IS ABOUT 200 FEET AWAY FROM THE SOUTHERN-MOST AREA OF THE LANDFILL ON THE OTHER SIDE OF PERSHING DRIVE, AND THE PROJECT PROPOSES TRENCHING AND DIGGING.



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G	100% Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

OVERALL SITE PLAN

MITCHELL J. ARCHITECTURE, INC.
4665 Ronson Court, Suite N
San Diego, CA 92111
858.800.3140 (tel) / 858.800.3150 (fax)

AT&T

BALBOA PARK GOLF COURSE
2101 PERSHING DRIVE
SAN DIEGO, CA 92101

Mitchell J. architecture

LICENSED ARCHITECT
ROBERT J. CHADWICK
No. C20350
STATE OF CALIFORNIA
SIGN: 3-31-15

Project	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

Mitchell J. Architecture

A-001

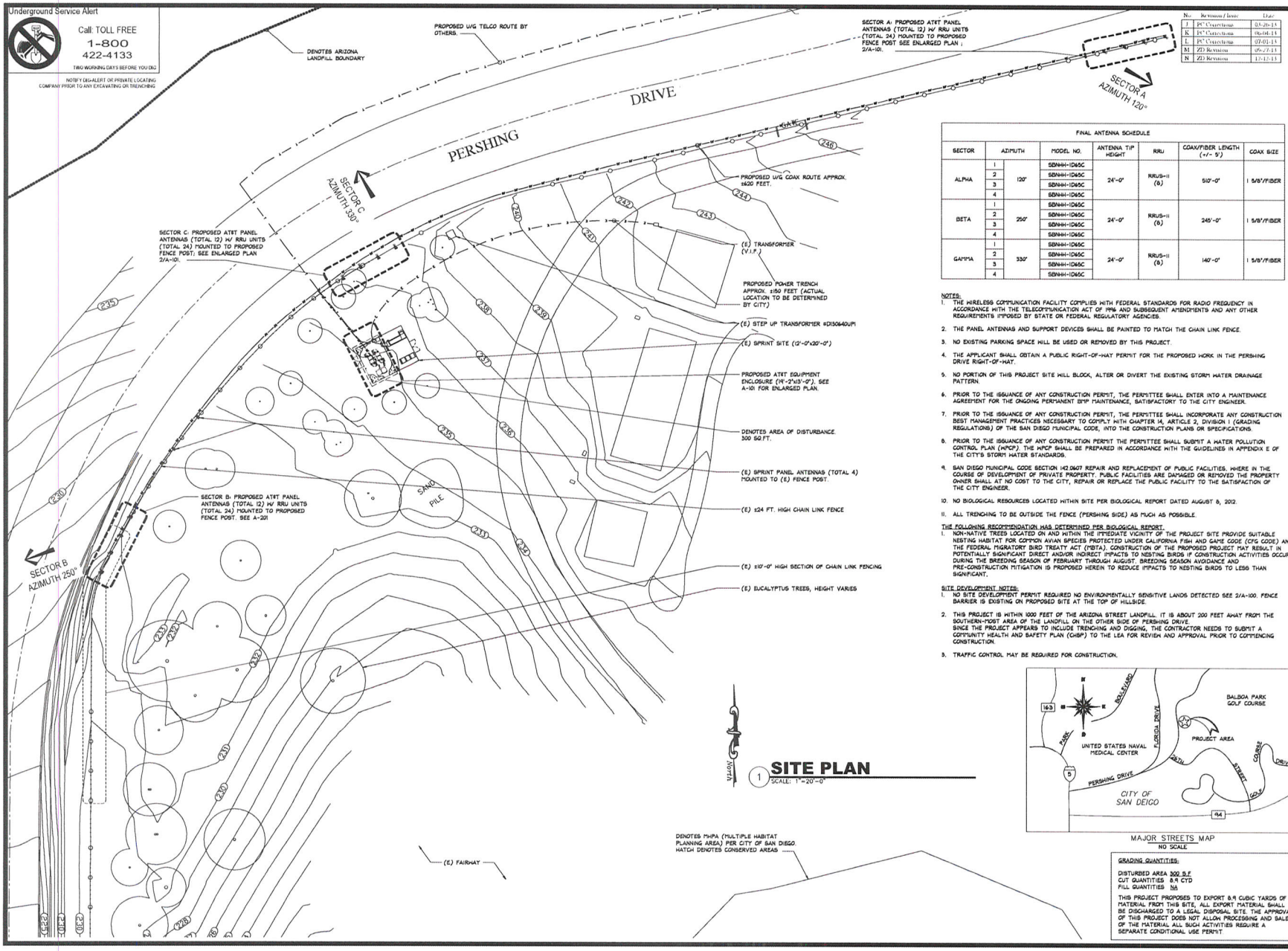
North

1 OVERALL SITE PLAN
SCALE: 1" = 300'-0"

Underground Service Alert

Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING



1 SITE PLAN
SCALE: 1"=20'-0"

No.	Revision / Issue	Date
J	PC Corrections	03-26-13
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FINAL ANTENNA SCHEDULE

SECTOR		AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	RRU	COAX/FIBER LENGTH (+/- 5')	COAX SIZE
ALPHA	1	120°	SBNHH-1D65C	24'-0"	RRUS-11 (8)	510'-0"	1 5/8"/FIBER
	2		SBNHH-1D65C				
	3		SBNHH-1D65C				
	4		SBNHH-1D65C				
BETA	1	250°	SBNHH-1D65C	24'-0"	RRUS-11 (8)	245'-0"	1 5/8"/FIBER
	2		SBNHH-1D65C				
	3		SBNHH-1D65C				
	4		SBNHH-1D65C				
GAMMA	1	330°	SBNHH-1D65C	24'-0"	RRUS-11 (8)	140'-0"	1 5/8"/FIBER
	2		SBNHH-1D65C				
	3		SBNHH-1D65C				
	4		SBNHH-1D65C				

NOTES:
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. THE PANEL ANTENNAS AND SUPPORT DEVICES SHALL BE PAINTED TO MATCH THE CHAIN LINK FENCE.
3. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
4. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE PERSHING DRIVE RIGHT-OF-WAY.
5. NO PORTION OF THIS PROJECT SITE WILL BLOCK, ALTER OR DIVERT THE EXISTING STORM WATER DRAINAGE PATTERN.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
9. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES. WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER SHALL AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
10. NO BIOLOGICAL RESOURCES LOCATED WITHIN SITE PER BIOLOGICAL REPORT DATED AUGUST 8, 2012.
11. ALL TRENCHING TO BE OUTSIDE THE FENCE (PERSHING SIDE) AS MUCH AS POSSIBLE.

THE FOLLOWING RECOMMENDATION HAS DETERMINED PER BIOLOGICAL REPORT.
1. NON-NATIVE TREES LOCATED ON AND WITHIN THE IMMEDIATE VICINITY OF THE PROJECT SITE PROVIDE SUITABLE NESTING HABITAT FOR COMMON AVIAN SPECIES PROTECTED UNDER CALIFORNIA FISH AND GAME CODE (CFG CODE) AND THE FEDERAL MIGRATORY BIRD TREATY ACT (MBTA). CONSTRUCTION OF THE PROPOSED PROJECT MAY RESULT IN POTENTIALLY SIGNIFICANT DIRECT AND/OR INDIRECT IMPACTS TO NESTING BIRDS IF CONSTRUCTION ACTIVITIES OCCUR DURING THE BREEDING SEASON OF FEBRUARY THROUGH AUGUST. BREEDING SEASON AVOIDANCE AND PRE-CONSTRUCTION MITIGATION IS PROPOSED HEREIN TO REDUCE IMPACTS TO NESTING BIRDS TO LESS THAN SIGNIFICANT;

SITE DEVELOPMENT NOTES:
1. NO SITE DEVELOPMENT PERMIT REQUIRED NO ENVIRONMENTALLY SENSITIVE LANDS DETECTED SEE 2/A-100. FENCE BARRIER IS EXISTING ON PROPOSED SITE AT THE TOP OF HILLSIDE.
2. THIS PROJECT IS WITHIN 1000 FEET OF THE ARIZONA STREET LANDFILL. IT IS ABOUT 200 FEET AWAY FROM THE SOUTHERN-MOST AREA OF THE LANDFILL ON THE OTHER SIDE OF PERSHING DRIVE. SINCE THE PROJECT APPEARS TO INCLUDE TRENCHING AND DIGGING, THE CONTRACTOR NEEDS TO SUBMIT A COMMUNITY HEALTH AND SAFETY PLAN (CHSP) TO THE LEA FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
3. TRAFFIC CONTROL MAY BE REQUIRED FOR CONSTRUCTION.

MAJOR STREETS MAP
NO SCALE

GRADING QUANTITIES:

DISTURBED AREA 300 S.F.
CUT QUANTITIES 8.9 CYD
FILL QUANTITIES NA

THIS PROJECT PROPOSES TO EXPORT 8.9 CUBIC YARDS OF MATERIAL FROM THIS SITE, ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE PLAN AND NOTES

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Rev LE	11-17-11
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MITCHELL J. ARCHITECTURE, INC.
Suite N
San Diego, CA 92111
858.800.3130 (ph) / 858.800.3140 (fax)

AT&T

BALBOA PARK GOLF COURSE
2101 PERSHING DRIVE
SAN DIEGO, CA 92101

architecture Mitchell J. architecture

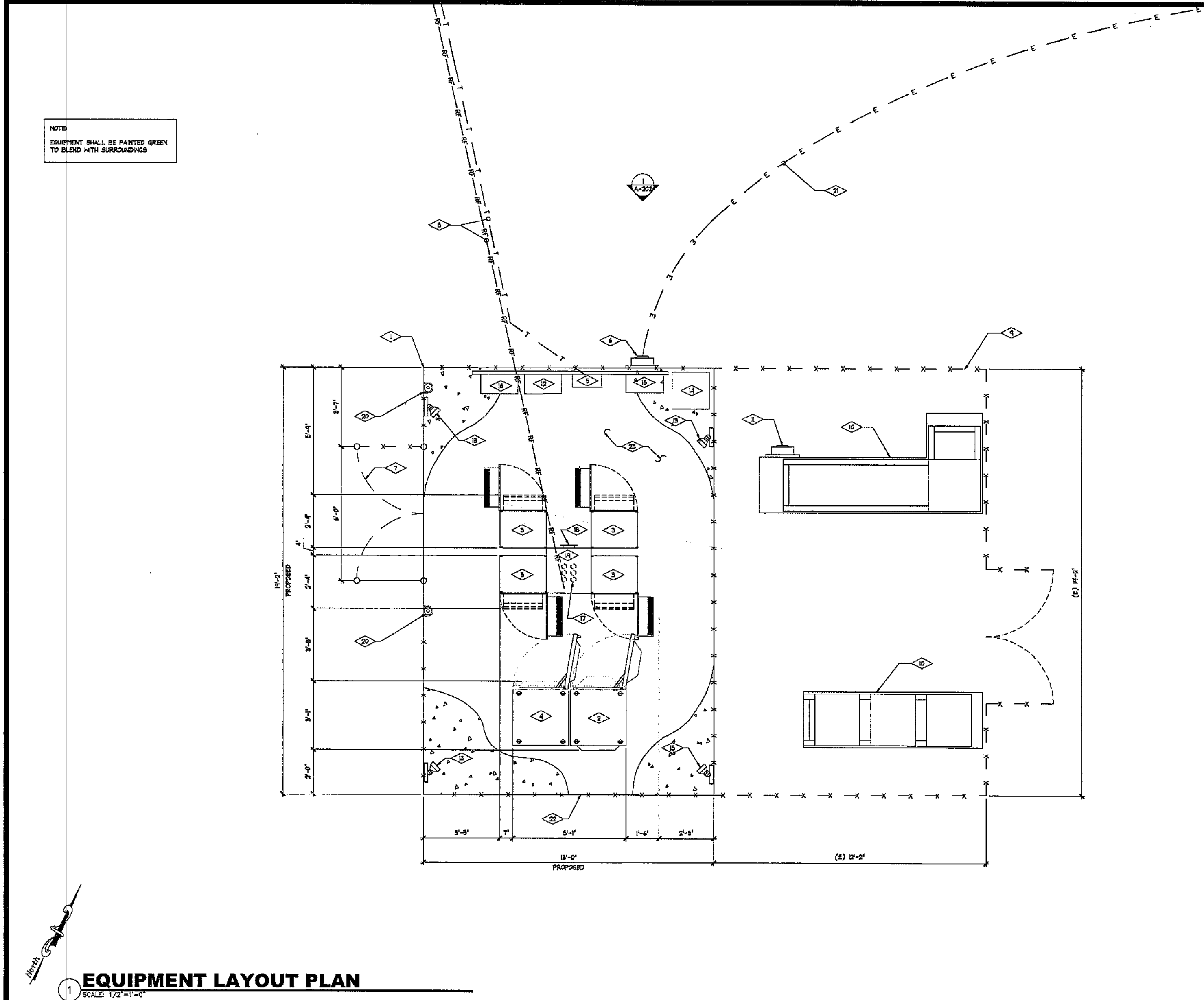
LICENSED ARCHITECT
MITCHELL J. CAMPBELL
No. C 20355
REN. 3-31-15
STATE OF CALIFORNIA

Project	SD0755
Date	12-12-2013
Designed By	jd
Checked By	mjc
Scale	AS NOTED

Mitchell J. Architecture

A-100

NOTE:
EQUIPMENT SHALL BE PAINTED GREEN TO BLEND WITH SURROUNDINGS



EQUIPMENT LAYOUT PLAN
SCALE: 1/2"=1'-0"

EQUIPMENT LAYOUT PLAN KEY NOTES

1. PROPOSED AT&T VINYL COATED CHAIN LINK FENCE W/ SLATS 250 SQ.FT. EQUIPMENT ENCLOSURE; FENCING INCLUDING ALL POSTS, RAILS, TIES, ETC., TO BE VINYL COATED.
2. PROPOSED POWER CABINET TE45V3, 72"h X 30"w X 30"d, 1811 LBS (FULLY LOADED)
3. PROPOSED AT&T MOBILITY 6601-OD RADIO CABINET & BASE FRAME (TOTAL 6-INCLUDING 2 CABINETS DOUBLE STACKED) (WEIGHT 600 LBS. MAX EACH)
4. PROPOSED AT&T BATTERY CABINET TE45V3B, 72"h X 30"w X 30"d, 3500 LBS.(FULLY LOADED)
5. PROPOSED ETHERNET PANEL MOUNTED ON H-FRAME; SEE DETAIL 3/D-501.
6. PROPOSED ELECTRIC METER.
7. PROPOSED 6'-0" WIDE ACCESS GATE.
8. PROPOSED U/G JOINT COAX/TELCO TRENCH
9. EXISTING SPRINT SITE.
10. EXISTING SPRINT EQUIPMENT CABINETS.
11. EXISTING SPRINT METER.
12. PROPOSED 'FTE' PANEL MOUNTED ON 'H' FRAME. 27"h X 16"w X 6.5"d, 32.8 LBS.
13. PROPOSED FLOOD LIGHTING (TOTAL 4) TO BE MOUNTED ON FENCE POSTS; NOT TO STICK UP ABOVE FENCE LINE; CONTROLLED BY SPRING WOUND WALL SWITCH TIMER.
14. PROPOSED FLOOR MOUNTED TRANSFORMER. 37"h X 20"w X 20"d, 425 LBS.
15. PROPOSED AT&T POWER PANEL
16. PROPOSED AT&T TELCO PANEL
17. PROPOSED 6" CONDUIT STUB UPS (TOTAL 6)
18. PROPOSED GROUND BUSS BAR MOUNTED TO EDGE OF SHEET METAL SHROUD
19. PROPOSED METAL CABLE SHROUD.
20. PROPOSED GPS ANTENNAS (TOTAL 2); MIN. 10'-0" SEPARATION BETWEEN ANTENNAS
21. PROPOSED U/G POWER ROUTE
22. DENOTES THE LIMITS OF LEASE AREA TOTAL OF 250 SQ.FT.
23. PROPOSED CONCRETE SLAB ON GRADE

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EQUIPMENT LAYOUT PLAN

MITCHELL J ARCHITECTURE, INC.
4883 Ronson Court, Suite N
San Diego, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)

AT&T

BALBOA PARK GOLF COURSE
SD0735
2101 PERSHING DRIVE
SAN DIEGO, CA 92101

architecture Mitchell J architecture

LICENSED ARCHITECT MITCHELL J. CAMPAGNA No. C20355 STATE OF CALIFORNIA

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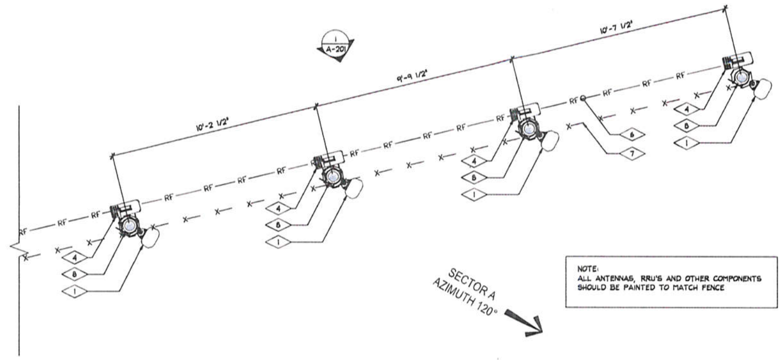
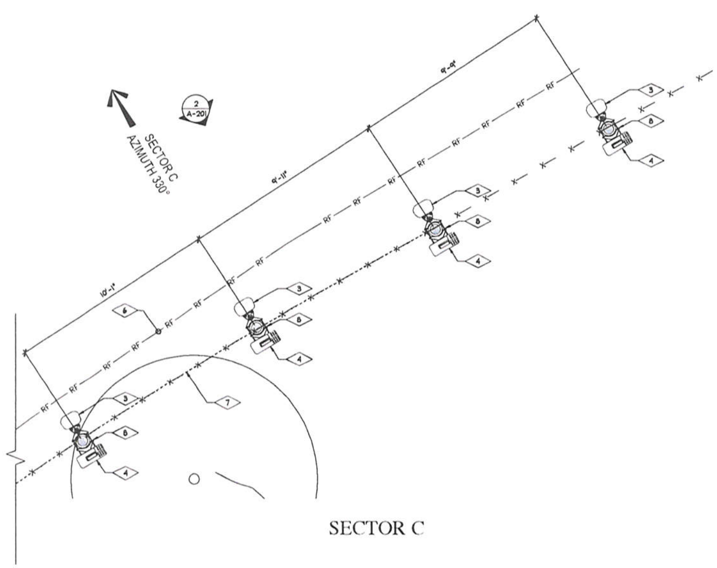
Mitchell J. Architecture

A-101

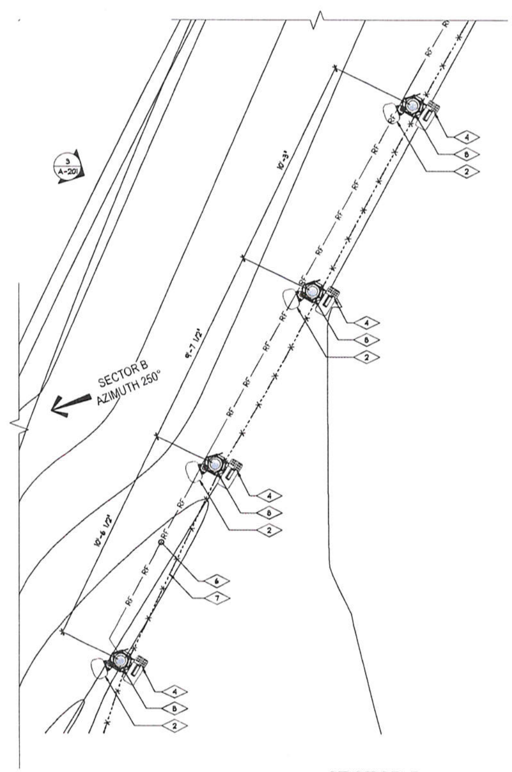


NOTE:
ALL ANTENNAS, RRU'S AND OTHER COMPONENTS SHOULD BE PAINTED TO MATCH FENCE

SECTOR A



SECTOR C



SECTOR B

ENLARGED ANTENNA LAYOUT PLAN

1 SCALE: 3/8"=1'-0"

No.	Revision / Issue	Date
J	PC Corrections	03-26-13
K	PC Corrections	06-04-13
L	PC Corrections	07-01-13
M	ZD Revision	09-27-13
N	ZD Revision	12-12-13

ANTENNA LAYOUT PLAN KEY NOTES

1. PROPOSED AT&T PANEL ANTENNAS (TOTAL 4) 'SECTOR A' MOUNTED TO THE TOP OF NEW 24 FT. HIGH FENCE POST; EXISTING POSTS TO BE REPLACED WITH NEW POSTS. SEE DETAIL 8/D-501.
2. PROPOSED AT&T PANEL ANTENNAS (TOTAL 4) 'SECTOR B' MOUNTED TO THE TOP OF NEW 24 FT. HIGH FENCE POST; EXISTING POSTS TO BE REPLACED WITH NEW POSTS; SEE DETAIL 8/D-501.
3. PROPOSED AT&T PANEL ANTENNAS (TOTAL 4) 'SECTOR C' MOUNTED TO THE TOP OF NEW 24 FT. HIGH FENCE POST; EXISTING POSTS TO BE REPLACED WITH NEW POSTS; SEE DETAIL 8/D-501.
4. PROPOSED (2) RRU'S & (1) SURGE SUPPRESSORS MOUNTED TO 8"Ø FENCE POST AT EACH POLE; SEE DETAIL 7/D-501
5. NOT USED
6. PROPOSED U/G COAX ROUTE APPROX. ±620 FEET; TRENCHING TO BE ON THE OUTSIDE (PERSHING SIDE) OF FENCING
7. (E) 24 FT. HIGH CHAIN LINK FENCE TO BE REMOVED AND REPLACED. SEE A-201 FOR LENGTHS AT EACH SECTOR.
8. PROPOSED 8" DIAMETER FENCE POST TO REPLACE EXISTING 4" FENCE POST.

NOTE:
PROPOSED CHAIN LINK FENCE TO BE PLACED WITHIN PROPERTY SIDE

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Rev LE	11-17-11
C	70% ZD Issue	12-16-11
D	client comments	12-19-11
E	PC Revision	08-14-12
F	90% ZD Redesign	12-10-12
G	100% Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

ENLARGED ANTENNA LAYOUT PLAN

BALBOA PARK GOLF COURSE
SD0735
2101 PERSHING DRIVE
SAN DIEGO, CA 92101

AT&T

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architecture Mitchell J architecture

LICENSED ARCHITECT MITCHELL J. CAMPAGNA No. C20355 REN. 3-31-15 STATE OF CALIFORNIA

Project	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

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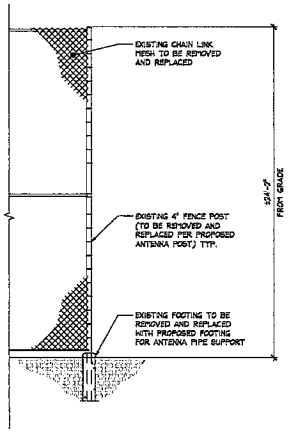
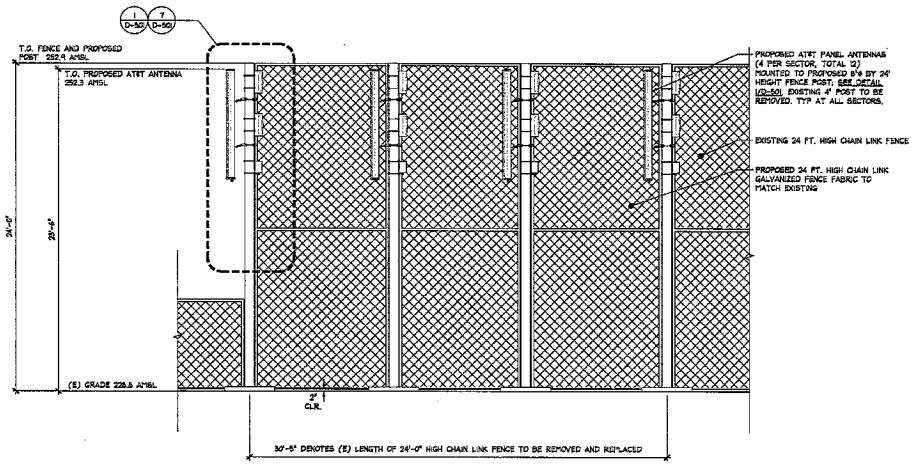
A-102

No.	Revision / Issue	Date
J	PC Corrections	03-26-13
K	PC Corrections	06-04-13
L	PC Corrections	07-01-13
M	ZD Revision	09-27-13
N	ZD Revision	12-12-13



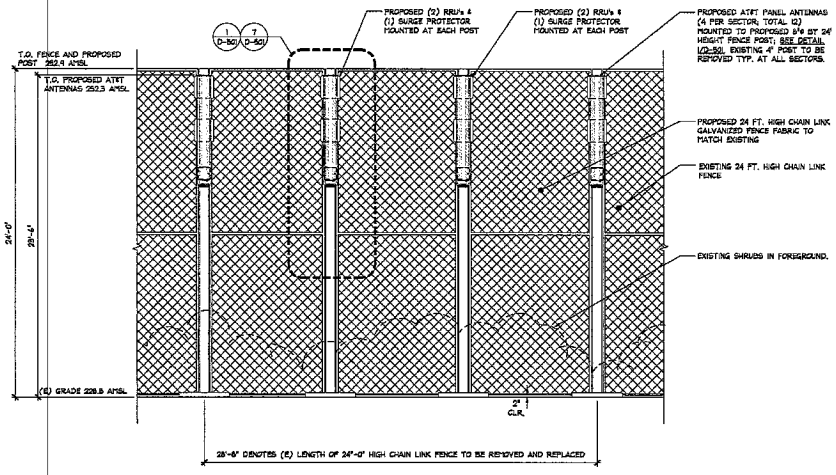
A EXISTING FENCE POST
SCALE: 1/4" = 1'-0"



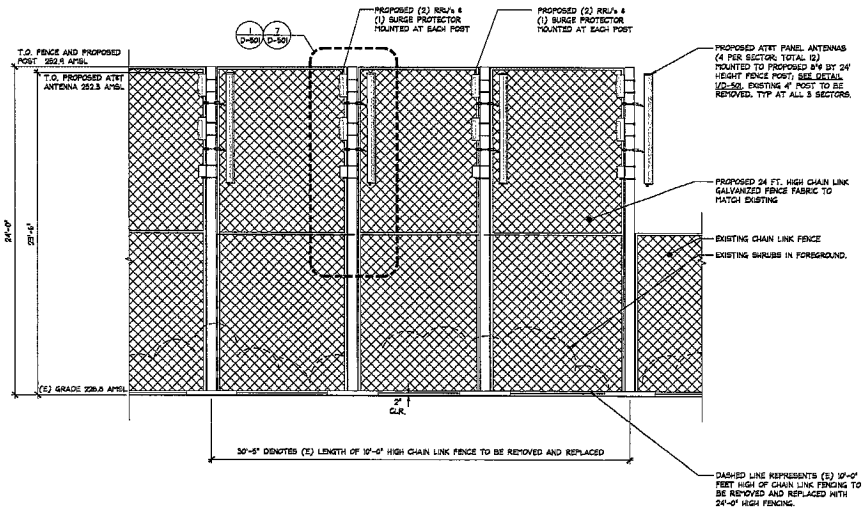
1 SECTOR A
SCALE: 1/4" = 1'-0"

NOTES
- PROPOSED AT&T PANEL ANTENNAS, AND SUPPORT DEVICES WILL BE PAINTED TO MATCH CHAIN LINK FENCE.
- ALL FENCING TO HAVE TOP, MIDDLE, AND BOTTOM RAILS PER CITY STANDARDS.
- USE GALVANIZED FENCE FABRIC TO MATCH EXISTING; DO NOT PAINT THE FENCE. IF ANY OF THE FENCING IS COLORED (NOT GALVANIZED), USE VINYL COATED FABRIC, POSTS, RAILS, TIES, ETC.
- COAXIAL CABLE TO BE ROUTED THROUGH INSIDE OF PROPOSED POLES.

NOTE:
ALL ANTENNAS, RRU'S AND OTHER COMPONENTS SHOULD BE PAINTED TO MATCH FENCE



2 SECTOR C
SCALE: 1/4" = 1'-0"



3 SECTOR B
SCALE: 1/4" = 1'-0"

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Rev LE	11-17-11
C	70% ZD Issue	12-16-11
D	client comments	12-19-11
E	PC Revision	08-14-12
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G	100% Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

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EXTERIOR ELEVATIONS-ANTENNAS

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LICENSED ARCHITECT
MITCHELL A. CHRISTENSEN
No. C 20355
12-31-13
STATE OF CALIFORNIA

Job No.	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

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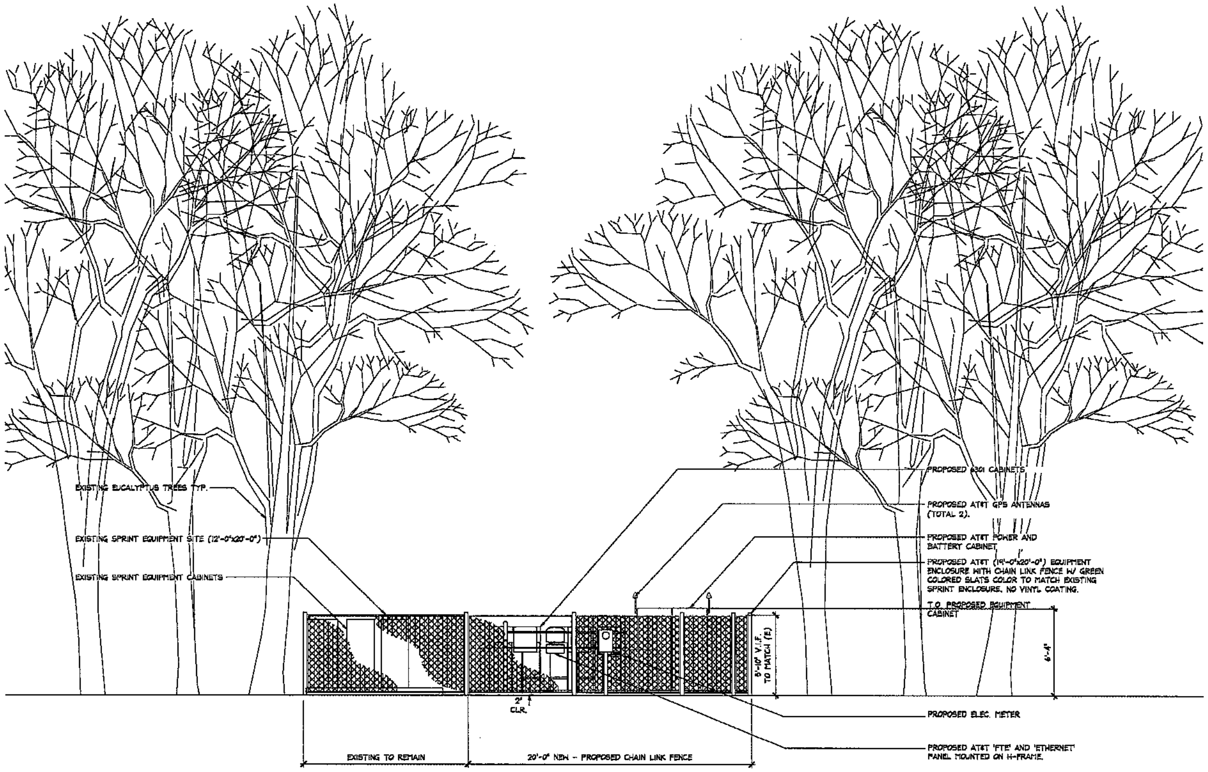
A-201


EXISTING EUCALYPTUS TREES TYP.
EXISTING SPRINT EQUIPMENT SITE (12'-0"x20'-0")
EXISTING SPRINT EQUIPMENT CABINETS
PROPOSED 6301 CABINETS
PROPOSED AT&T GPS ANTENNAS (TOTAL 2).
PROPOSED AT&T POWER AND BATTERY CABINET
PROPOSED AT&T (19'-0"x20'-0") EQUIPMENT ENCLOSURE WITH CHAIN LINK FENCE W/ GREEN COLORED SLATS COLOR TO MATCH EXISTING SPRINT ENCLOSURE. NO VINYL COATING.
T.O. PROPOSED EQUIPMENT CABINET
6'-4"
6'-10" V.I.F. TO MATCH (E)
2" CLR.
PROPOSED ELEC. METER
PROPOSED AT&T 'FTE' AND 'ETHERNET' PANEL MOUNTED ON H-FRAME.
EXISTING TO REMAIN
20'-0" NEW - PROPOSED CHAIN LINK FENCE

1 EXTERIOR ELEVATIONS - EQUIPMENT ENCLOSURE

SCALE: 1/4" = 1'-0"

NOTES

- PROPOSED AT&T PANEL ANTENNAS, AND SUPPORT DEVICES WILL BE PAINTED TO MATCH CHAIN LINK FENCE.
- PROPOSED CHAIN LINK FENCE TO INCLUDE SLATS TO MATCH EXSITING SPRINT ENCLOSURE

No.	Revision / Issue	Date
J	PC Corrections	03-20-13
K	PC Corrections	06-04-13
L	PC Corrections	07-01-13
M	ZD Revision	09-27-13
N	ZD Revision	12-12-13

No	Revision / Issue	Date
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G	100% Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

EXTERIOR ELEVATION-EQUIPMENT ENCLOSURE

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AT&T

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architecture **Mitchell J** architecture

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No. C20355
REN. 3-31-15
STATE OF CALIFORNIA

Project	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

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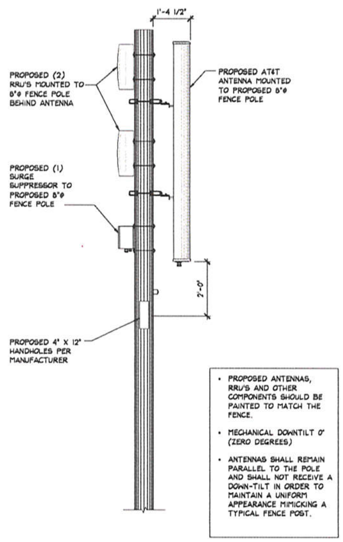
A-202

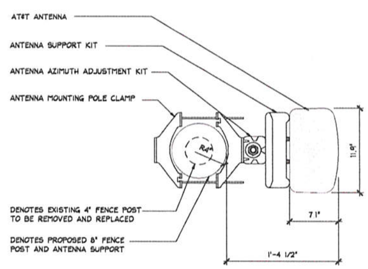
10 NOT USED
SCALE: NTS

11 NOT USED
SCALE: NTS



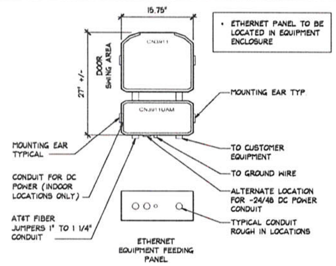
- PROPOSED ANTENNAS, RRU'S AND OTHER COMPONENTS SHOULD BE PAINTED TO MATCH THE FENCE.
- MECHANICAL DOWNTILT 0° (ZERO DEGREES)
- ANTENNAS SHALL REMAIN PARALLEL TO THE POLE AND SHALL NOT RECEIVE A DOWN-TILT IN ORDER TO MAINTAIN A UNIFORM APPEARANCE MIMICKING A TYPICAL FENCE POST.

7 PROPOSED POLE ELEVATION
SCALE: 1/2" = 1'-0"



8 ANTENNA LAYOUT PLAN
SCALE: 1-1/2" = 1'-0"

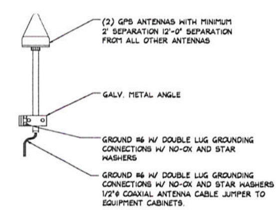
9 NOT USED
SCALE: NTS



15.75"
DOOR SWING AREA
27" +/-
MOUNTING EAR TYP
MOUNTING EAR TYPICAL
CONDUIT FOR DC POWER (INDOOR LOCATIONS ONLY)
AT&T FIBER JUMPERS 1" TO 1 1/4" CONDUIT
TO CUSTOMER EQUIPMENT
TO GROUND WIRE
ALTERNATE LOCATION FOR -24/48 DC POWER CONDUIT
TYPICAL CONDUIT ROUGH IN LOCATIONS
ETHERNET EQUIPMENT FEEDING PANEL

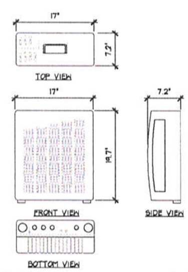
- ETHERNET PANEL TO BE LOCATED IN EQUIPMENT ENCLOSURE

3 ETHERNET PANEL
SCALE: 1" = 1'-0"



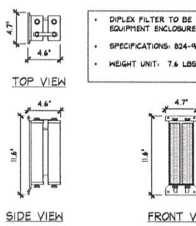
(2) GPS ANTENNAS WITH MINIMUM 2' SEPARATION 12'-0" SEPARATION FROM ALL OTHER ANTENNAS
GALV. METAL ANGLE
GROUND #6 W/ DOUBLE LUG GROUNDING CONNECTIONS W/ NO-OX AND STAR WASHERS
GROUND #6 W/ DOUBLE LUG GROUNDING CONNECTIONS W/ NO-OX AND STAR WASHERS 1/2"Ø COAXIAL ANTENNA CABLE JUMPER TO EQUIPMENT CABINETS.

4 GPS ANTENNA
SCALE: 1-1/2" = 1'-0"



RRUS-II SPECIFICATIONS
H= 17.0 IN.
H= 19.7 IN.
D= 7.2 IN.
POWER 200 WATTS
POWER CONS: 200 WATTS
WEIGHT= 51 LBS
TEMPERATURE: -40° TO 55° C

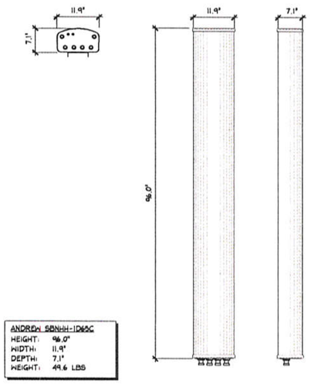
5 REMOTE RADIO UNIT
SCALE: 1" = 1'-0"



- DIPLEX FILTER TO BE LOCATED IN EQUIPMENT ENCLOSURE
- SPECIFICATIONS: 824-960 / 1710-2170 MHZ
- WEIGHT UNIT: 7.6 LBS

DIPLEX FILTER

6 DIPLEX FILTER
SCALE: 1-1/2" = 1'-0"



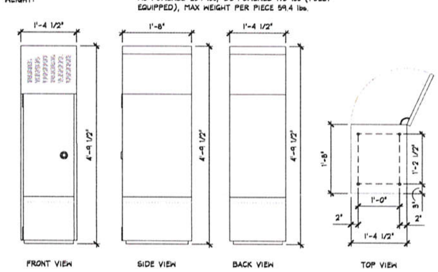
ANDREW SBNHH-1D65C
HEIGHT: 96.0"
WIDTH: 11.9"
DEPTH: 7.1"
WEIGHT: 49.6 LBS

1 ANTENNA DETAIL
SCALE: 3/4" = 1'-0"

ERICSSON RBS 6301

DIMENSIONS, WxDxH: 413x536x1465mm (1'4"x1'9"x4'9")

WEIGHT: AC POWERED 264 lbs, DC POWERED 176 lbs (FULLY EQUIPPED), MAX WEIGHT PER PIECE 59.4 lbs.



2 RADIO CABINET
SCALE: 3/4" = 1'-0"

No	Revision / Issue	Date
J	PC Corrections	03-26-13
K	PC Corrections	06-04-13
L	PC Corrections	07-01-13
M	ZD Revision	09-27-13
N	ZD Revision	12-12-13

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Rev LE	11-17-11
C	70% ZD Issue	12-16-11
D	client comments	12-19-11
E	PC Revision	08-14-12
F	90% ZD Redesign	12-10-12
G	100% Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

EQUIPMENT DETAILS

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AT&T

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LICENSED ARCHITECT MITCHELL J. CAMPAGNA No. C20355 REN 3-31-15 STATE OF CALIFORNIA

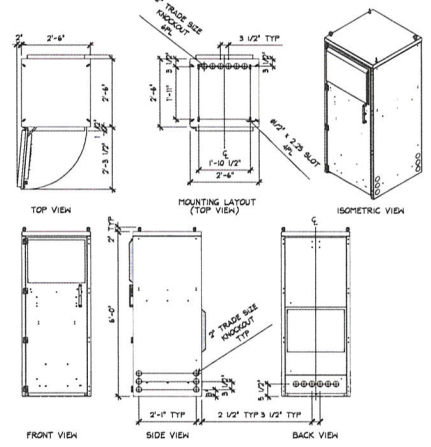
Project	SD0735
Date	12-12-2013
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

Mitchell J. Architecture

D-501

No.	Revision / Issue	Date
J	PC Correction	05-06-14
K	PC Correction	06-04-14
L	PC Correction	07-01-14
M	ZD Revision	09-17-14
N	ZD Revision	12-17-14

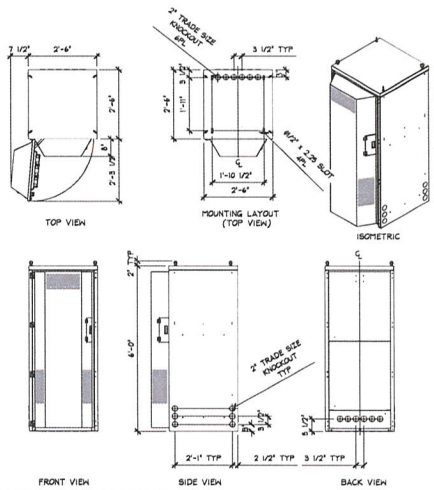
TE45V3 BATTERY ENCLOSURE
WEIGHT: 800 LBS (NO BATTERIES)
WEIGHT: 3500 LBS (FULLY LOADED-20 BATTERIES
135 LBS PER BATTERY)



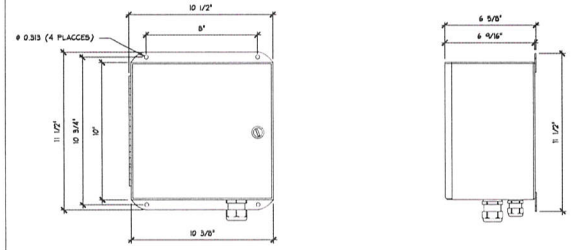
1 BATTERY CABINET
NTS

ALPHA TE45V3 DUAL VOLTAGE 48/24 VDC ENCLOSURE

DIMENSIONS, WxDxH: 762x762x1829mm (30"x30"x72")
WEIGHT: 670 lbs (NO BATTERIES), 1811 lbs (FULLY LOADED)



2 POWER CABINET
SCALE: NTS



DC2-48-60-0-9E
DC SURGE SUPPRESSION SOLUTION

4 PROPOSED SURGE SUPPRESSOR
SCALE: NTS

AIR POLE MOUNTING CLAMPS

5 POLE MOUNT
SCALE: NTS

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Re-LE	11-17-11
C	70% ZD Issue	12-16-11
D	client comments	12-19-11
E	PC Revision	08-14-12
F	90% ZD Redesign	12-16-12
G	DEC Final ZD	01-03-13
H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

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AT&T

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architecture Mitchell J architecture

LICENSED ARCHITECT
MICHAEL J. CAMPOS
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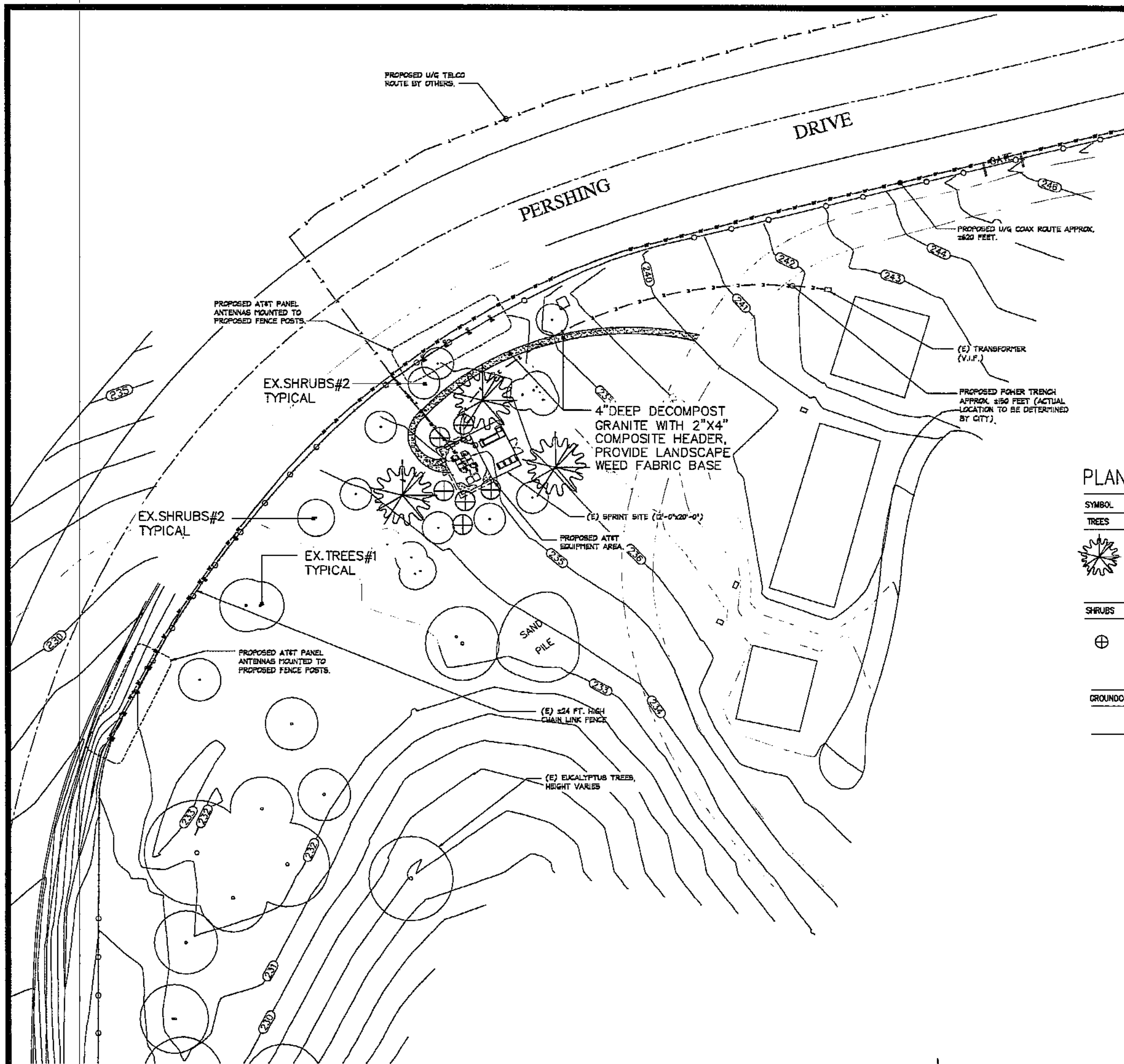
REN 3-31-15
STATE OF CALIFORNIA

Project	SD0135
Date	12-12-2014
Drawn By	jd
Checked By	mjc
Scale	AS NOTED

Mitchell J. Architecture

D-502



No.	Revision / Issue	Date
J	PC Corrections	03-26-13
K	PC Corrections	06-04-13
L	PC Corrections	07-01-13

NOTES:

1. TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE). ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
2. "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS."
3. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411 (A)).
4. IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED." IRRIGATION SYSTEM WILL BE SPRAY SYSTEM.
5. "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS PROPOSED FOR THE AT&T PROJECT WILL BE MAINTAINED BY AT&T. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) – 20 FEET
UNDERGROUND UTILITY LINES – 5 FEET
ABOVE GROUND UTILITY STRUCTURES – 10 FEET
DRIVEWAY (ENTRIES) – 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) – 25 FEET
SEWER LINES – 10 FEET

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PERCENTAGE/SIZE	FORM/FUNCTION	MATURE HEIGHT/SPREAD	A.QUAN.
TREES						
	BROADHEADED CANOPY SPECIMEN: ACCENT TREE (35'–45' HEIGHT X 30–35' SPREAD) SUCH AS:					3
	EUCALPTUS SPECIES	EUCALPTUS	100%(24"BOX)	BROAD HEADED TREE	25'X45'	
	PINUS HALEPENSIS	ALEPPO PINE	100%(24"BOX)	VERTICAL EVERGREEN	25X50'	
	SCHINUS MOLLE	CALIFORNIA PEPPER	100%(24"BOX)	BROAD HEADED TREE	30'X45'	
SHRUBS						
⊕	BACKGROUND TALL SHRUBS: SCREENING SHRUBS (36"–60") SUCH AS:					6
	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	100%(5 GAL)	SPECIMEN	60"X60"	
	DODONAEA VISCOSA	HOPSEED BUSH	100%(5 GAL)	SPECIMEN	60"X84"	
	HETEROMELES ARBUTIFOLIA	TOYON	100%(5 GAL)	FULL, BUSHY	48"X48"	
GROUNDCOVERS						
	MULCH	4" DEEP	SUBMIT FOR APPROVAL			

IRRIGATION NOTE: ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING EXISTING LOW PRECIPITATION HEADS AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, OR EQUAL. MODIFICATION TO EXISTING IRRIGATION SYSTEM MAY BE REQUIRED FOR COMPLETE COVERAGE UNTIL PLANT MATERIAL ESTABLISHMENT.

MODIFY AND REPAIR THE EXISTING IRRIGATION SYSTEM INSTALLED BY SPRINT. ALL EXISTING IRRIGATION SYSTEM TO BE PROTECTED AND MODIFICATION TO BE MADE FOR THE CONSTRUCTION OF THIS CELL SITE.

EXISTING TREES LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREADXCA (CALIPER)	REMARKS
EX.TREES#1	EUCALPTUS SPP.	EUCALPTUS	15'–35'TALLX20'WIDE SELECTED VARIETY	EXISTING TO REMAIN
EX.SHRUBS#2	ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	20'TALLX20'WIDE VERTICAL SCREEN	EXISTING TO REMAIN

North

1 **LANDSCAPE DEVELOPMENT PLAN**
SCALE: 1"=20'-0"

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2006

No.	Revision / Issue	Date
A	Lease Exhibit	10-31-11
B	Rev LE	11-17-11
C	70% ZD Issue	12-16-11
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H	ZD Revision	01-15-13
I	ZD Revision	01-29-13

LANDSCAPE DEVELOPMENT PLAN

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AT&T

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LICENSED LANDSCAPE ARCHITECT
DARSONO CUNNINGHAM
R.L.A. 2418
Exp. 7/31/13
STATE OF CALIFORNIA

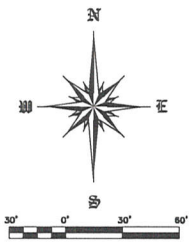
Project	SD0735
Date	07-01-2013
Drawn by	darsono
Checked by	d.d.a.
Scale	AS NOTED

Mitchell J. Architecture

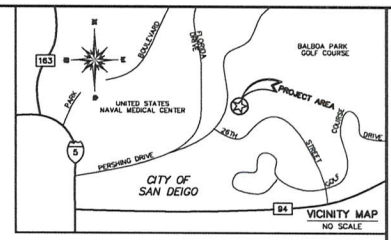
LDP-1

AT&TSITE SD0735

2600 GOLF COURSE DRIVE
SAN DIEGO, CA. 92101



SCALE: 1" = 30'



DATUM STATEMENT:

THE BASIS OF BEARINGS/COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 06, NAD 83, EPOCH 2002.00, AS DETERMINED LOCALLY THROUGH STATIC GPS OBSERVATIONS CONSTRAINED TO THE FOLLOWING "CPGS" "CORS" NETWORK STATIONS.

"P472" & "P473"

BENCHMARK:

CITY OF SAN DIEGO BENCHMARK NO: 687

DESCRIPTION: BRASS PLUG AT THE NORTHEAST QUADRANT OF "G" STREET AND 30TH STREET.

ELEVATION: 160.306

DATUM: MEAN SEA LEVEL

BOUNDARY NOTE:

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF SURVEY THEREFORE THE LOCATION OF THE PARENT PARCEL BOUNDARY COULD NOT BE SHOWN HEREON.

EASEMENT NOTE:

A TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF SURVEY THEREFORE, EASEMENTS AFFECTING THE PARENT PARCEL MAY EXIST WHICH HAVE NOT BEEN SHOWN HEREON.

GEODETIC POSTIONS:

POINT	NORTHING	EASTING	LATITUDE	LONGITUDE
1	1846503.180	6287944.178	32°43'47.472"	117°08'24.196"
2	1846405.281	6287586.337	32°43'46.473"	117°08'28.375"
3	1846257.118	6287445.021	32°43'44.995"	117°08'30.015"

LEGEND:

BA	– BOTTOM OF ANTENNA
ET	– ELECTRIC TRANSFORMER
FG	– FINISH GRADE
FS	– FINISH SURFACE
TA	– TOP OF ANTENNA
TC	– TOP OF CURB
TF	– TOP OF FENCE
TFT	– TOP OF FOOTING
TT	– TOP OF TREE
UPB	– UTILITY PULLBOX

JEFFERY L. MAYS
EXP: 12/31/12
L.S. NO. 6379

PROFESSIONAL LAND SURVEYOR
JEFFERY L. MAYS
EXP. 12/31/2012
No. 6379
STATE OF CALIFORNIA

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

AT&T SITE SD0735

ADDRESS: 2600 GOLF COURSE DRIVE SAN DIEGO, CA. 92101

CLIENT: MITCHELL J ARCHITECTURE

SHEET 1 OF 1
SCALE: 1" = 30'
DATE: 11/26/12
DRAWN BY: BJK-IPZ
CHKD. BY: JLM
FILE NO. 11828

SD0735
Balboa Park Golf Course
2600 Golf Course Drive
San Diego, CA 92101

Proposed antennas, RRUs and surge supressors mounted to replacement golf course screening poles

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

10/1/2013

Photosimulation of proposed telecommunications site

SD0735
Balboa Park Golf Course
2600 Golf Course Drive
San Diego, CA 92101

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